



# PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, September 12, 2022 at 6:30 PM

Ryan Santurri  
Vice-Chair

David Gragg  
Board Member

David Nelson  
Board Member

Melissa Gibson  
Board Member

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## MINUTES

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### CALL TO ORDER & PLEDGE OF ALLEGIANCE

Vice Chair Santurri called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

### ROLL CALL AND DETERMINATION OF QUORUM

Administrative Assistant Sollazzo confirmed there was a quorum with three board members present. Board Member Nelson was unable to attend the meeting. Chair Kreidt stepped down from the Planning and Zoning Board effectively immediately. Vice Chair Santurri will fill the Interim Chair role.

### BOARD MEMBERS PRESENT

Ryan Santurri, Vice-Chair  
David Gragg, Board Member  
Melissa Gibson, Board Member

### STAFF PRESENT

Brett Sollazzo, Administrative Assistant  
Michael Fraticelli, Police Sergeant  
Drew Smith, City Attorney

### BOARD MEMBERS ABSENT

David Nelson, Board Member

### APPROVAL OF MINUTES

August 8, 2022 Planning and Zoning Meeting Minutes

*Board Member Gragg made a motion to approve the August 8, 2022 Planning and Zoning meeting minutes as presented. The motion was seconded by Board Member Gibson. Approved (3/0).*

### NEW BUSINESS

There were no new business items.

### UNFINISHED BUSINESS

- **Waiver 2022-01: 4800 S. Orange Ave. - Car Wash**

Planner Hardgrove was unable to attend the meeting, but provided the Planning and Zoning Board with a detailed staff report and presentation.

The applicant requested five (5) waivers to ECD design standards for a proposed car wash at 4800 S. Orange Avenue; 1) Sec. 134-468(f) to allow the building frontage to be 11.25% in lieu of 70% of the lot width; 2) Sec. 134-472(a)(4) to allow a 7 feet high blank wall in lieu of a wall that meets the ECD front building façade design to screen car wash vacuum stations from street view; 3) Sec. 134-427(a)(4) to allow a 6 feet high vinyl fence in lieu of a 7 feet high brick wall where a property perimeter is adjacent to Low Density Residential designated land; 4) Sec. 134-472(a)(2) to allow a car wash tunnel entrance/exit to face Orange Avenue; and 5) Sec. 134-

468(g)(1)(a) to allow a six (6) feet high vinyl fence in lieu of a seven (7) feet high opaque brick wall where the ECD is adjacent to property with a Low Density Residential future land use designation.

Attorney Bradley Busbin and Engineer Quang Lam were at the meeting to represent the car wash and answer any question the Board Members may have regarding the waiver requests.

Attorney Busbin opened by stating that the proposed car wash layout took the Holden/Gatlin realignment into consideration and kept the North side of the property undeveloped to not impact the City's preferred realignment option. Vice-Chair Santurri asked the applicant what would happen with the project should the realignment not happen. Attorney Busbin explained that they are asking for a waiver to allow the building layout be east to west as opposed to north to south along Orange Avenue. If the layout is north to south, and the realignment happens, it would lead to the building being taken and the business shut down.

Board Member Gibson asked if the proposed car wash is considered to be full service as permitted in the ECD. Attorney Busbin responded that there will be four to five employees at any given time with vacuum stations for customers to use should they choose to. Board Member Gibson asked if customers would be able to drop their cars off for detailing. Attorney Busbin explained that cars will go through a wash system, and it will not be the type where you leave your car for detailing. However, it will not be a self-service car wash which are prohibited in the ECD.

Board Member Gragg asked Attorney Smith what would happen if the waivers are approved but the realignment does not go through. Attorney Smith stated that from the City Planner's perspective, she is not concerned with the realignment, as ultimately that is a County decision. If the applicant builds without waivers, it would use the open space; hence, blocking the realignment. If the applicant were to develop according to their plan, and there is no realignment, the City would have to be comfortable with the waivers as they cannot be revoked.

Attorney Busbin went on to explain that with the current design plans, if the realignment does not come through, the undeveloped area to the north would become green space. Attorney Smith confirmed to Vice-Chair Santurri that the City could condition the waiver that if the realignment is denied they cannot put another building on the green space. This was included in the City Planner's report.

Board Member Gibson stated her concern with a car wash being at a main intersection of the ECD. Attorney Smith explained that the use is permitted by code, and that the Planning and Zoning Board are only approving the waivers associated with it. Board Member Gragg had concerns regarding traffic. Attorney Busbin stated that there will be a second exit for the car wash, which would alleviate traffic concerns.

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-468(f) to allow the building frontage be 11.25% in lieu of 70% of the lot width with the following conditions of approval:***

- 1) Development shall be in general conformance with the site plan and elevation drawings dated "received August 23, 2022" to ensure the site is developed consistent with the applicant's premise for the waiver of not developing the area shown in the conceptual Holden Avenue alignment.***
- 2) Development shall meet the goal of creating pedestrian interest along Orange Avenue frontage such as a park like setting and incorporation of the Lynx bus shelter.***
- 3) Require the north elevation to meet ECD building design/people standards for development along Holden Avenue.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

Board Member Gragg read over Planner Hardgrove’s recommendation of approval and conditions of approval for the waiver request to Code Section 134-472(a)(4). Discussion ensued between Board Members and Attorney Busbin regarding the requested waiver.

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) to allow seven (7) feet high solid masonry walls at the east end of the vacuum station spaces in lieu of a wall that meets the ECD building design standards with the following conditions of approval:***

- 1) The walls will complement the building materials/colors.***
- 2) The trees and other landscaping shall be approved by the City’s Landscape Architect, with the trees being a minimum 3” caliper and 12 feet in height at planting unless otherwise stated by the City Landscape Architect.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

Planning and Zoning Board Members read over the next waiver request for Code Section 134-472(a)(4) and 134-468(g)(1)(a). Planner Hardgrove’s report stated staff’s recommendation for denial, unless the recommendation of the Planning and Zoning Board is to change the ECD design standard for the brick wall for all properties abutting the railroad.

Attorney Busbin stated that the back side of the property adjacent to the train tracks is zoned low density. They are requesting a vinyl fence because if the realignment happens, they would have to knock down a brick wall. A vinyl fence can be removed easier, and is more cost effective. Attorney Busbin followed up by saying it would be wasteful to knock down a brick wall if realignment happens, and they are willing to put up a brick wall should the realignment not happen.

Vice-Chair Santurri asked if it was possible to erect a brick wall up to the point where the realignment would go through. Attorney Busbin stated that for aesthetic purposes, they would like the wall to be all the same material all the way across. In response to Vice-Chair Santurri, Attorney Busbin said it is not objectionable to install vinyl and change to brick if the realignment goes through.

Discussion ensued regarding the fence, and potential realignment. Board Member Gragg asked how they determine when the vinyl fence needs to be removed if the realignment does not happen. Attorney Busbin proposed a seven-year time frame, stating by that time the vinyl fence would show wear and tear regardless of the realignment. Board Member Gragg asked when the seven years starts, to which Attorney Smith replied when the waiver is approved. Attorney Smith confirmed to Board Member Gragg that the applicant can ask for an extension if construction is approved.

***Vice-Chair Santurri made a motion to recommend approval of a waiver to Code Section 134-472(a)(4) and 134-468(g)(1)(a) to allow a six feet high vinyl fence in lieu of a seven feet high brick wall with the following conditions of approval;***

- 1) If the Holden/Gatlin realignment goes through, the property owner will have to remove the entire vinyl fence and replace with a brick wall consistent with ECD requirements.***
- 2) If there is no realignment within seven years from the waiver being granted, the property owner must remove the vinyl fence and replace with a brick wall consistent with ECD requirements.***

***The motion was seconded by Board Member Gragg. Approved (3/0).***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

Board Members and Attorney Smith discussed the final waiver request, which was for Code Section 134-472(a)(2). Attorney Smith stated that per Planner Hardgrove’s report, she considers the building that screens the tunnel would stop the tunnel from facing Orange Avenue. He suggested the Board recommend approval of the waiver, but to also include in their recommendation to City Council that they agree with Planner Hardgrove’s findings that the screening building does stop the tunnel from facing Orange Avenue.

***Vice-Chair Santurri made a motion to recommend the Planning and Zoning Boards finding, that the configuration of the site plan has shown the building screening the car wash tunnel; therefore, a waiver is not required. However, if Council requests a waiver, the Planning and Zoning Board recommends approval of a waiver to Code Section 134-472(a)(2) to allow a car wash tunnel be oriented to Orange Avenue.***

***The motion was seconded by Board Member Gragg. Approved (3/0)***

The motion was approved by roll call vote.

Vice-Chair Santurri	Favor
Board Member Gragg	Favor
Board Member Gibson	Favor
Board Member Nelson	Absent

**ADJOURNMENT**

The meeting adjourned at 7:55 pm.

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Ryan Santurri, Vice Chair

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Brett Sollazzo, Administrative Assistant

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